



**Bramble Avenue, Norwich NR6 6LN**



**welcome to**

**Bramble Avenue, Norwich**

Nestled in the highly sought-after area of Hellesdon, this charming detached three-bedroom bungalow presents an exceptional opportunity for those seeking comfortable single-level living in a prime location. Step inside to discover a welcoming and practical layout.



## Accommodation

Nestled within the highly sought-after location of Hellesdon, this delightful detached three-bedroom bungalow presents an exceptional opportunity for an idyllic lifestyle. Boasting the modern comfort of gas central heating throughout. The property features a generously proportioned and spacious living room, perfect for relaxation and family gatherings. Internally, the accommodation comprises of three bedrooms, including two comfortable double rooms, and further offering ample space and versatility.

The true heart of this home is its exceptional kitchen, a culinary dream, complete with a stylish island that serves as both a practical workspace and a welcoming hub for casual dining. Stepping outside, you'll discover a beautifully maintained, south-west facing rear garden. This sun-drenched oasis is thoughtfully designed with an array of mature shrubs, providing vibrant colour and privacy, alongside a generous patio area, the perfect setting for alfresco dining and entertaining guests on warm evenings.

## Entrance Hall

External entrance door opening to hallway, with upvc double glazed window to front aspect, and giving access to living room, two bedrooms, dining room, bathroom and kitchen. Furthermore, a storage cupboard can be found.

## Bedroom One

12' x 11' 5" ( 3.66m x 3.48m )

Upvc double glazed window to front aspect, built in wardrobes, radiator and carpeting.

## Bedroom Two

12' x 7' ( 3.66m x 2.13m )

Upvc double glazed window to side aspect, radiator and carpeting.

## Living Room

15' 11" x 12' 11" ( 4.85m x 3.94m )

Upvc double glazed window to front aspect, carpeted and radiator,

## Bedroom Three/Dining Room

11' x 8' 10" ( 3.35m x 2.69m )

This is the third bedroom but currently used as a dining room, upvc double glazed window to rear aspect, carpeting and radiator.

## Bathroom

Suite comprising p-shaped bath with shower over, wash hand basin, fully tiled from floor to ceiling, tiled flooring, centrally heated towel rail, wc, and upvc double glazed window to rear aspect.

## Kitchen

12' 11" x 11' Max ( 3.94m x 3.35m Max )

A range of wall and base units with work surfaces over, island with built in storage, induction hob, and integrated oven and microwave, space for fridge freezer, radiator, tiled flooring, stainless steel sink and upvc double glazed window to rear aspect, door to utility room.

## Utility Room

7' 8" x 6' 4" into door recess ( 2.34m x 1.93m into door recess )

Plumbing for washing machine, work surface, space for tumble dryer, tiled flooring, upvc double glazed window to side aspect and double-glazed sliding door to rear garden. Door into wc and garage.

## Wc

Suite comprising tiled flooring, wash hand basin and wc.

## Outside

To the front of the property is a shingle driveway providing ample off-road parking and access to the garage. The remainder of the garden is laid to lawn with well-tended borders and is enclosed by a retaining brick wall, panelled fencing and hedging. This is complemented to the rear of the property by a beautifully landscaped lawned garden interspersed with a variety of bushes, flower beds, trees and is enclosed by hedging, panelled fencing and a well-proportioned patio ideal for enjoying the summer months.

## Garage

17' x 8' 4" ( 5.18m x 2.54m )

With power, lighting, fuse board, gas box and door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Bramble Avenue, Norwich**

- Garage and Ample Parking To Front
- Exceptional Condition Throughout
- Generous Garden To Rear
- Two Double Bedrooms
- Highly Sought After Location Of Hellesdon

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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